

Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: CE/2011/104930/01-L01
Your ref: 3/2011/0586
Date: 03 August 2011

Dear Sir/Madam

**CONVERT EXISTING GARAGE STRUCTURE TO 2 STOREY HOLIDAY
COTTAGE
THE MANOR HOUSE, TWISTON, CLITHEROE**

Thank you for referring the above application which was received on 2 August 2011.

We have no objection in principle to the proposed development but wish to make the following comments:-

Under the terms of the Environmental Permitting Regulations 2010, an Environmental Permit is required from us for any proposed sewage or trade effluent discharge to any inland freshwaters, coastal waters or relevant territorial waters. Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period may be registered as an exempt activity provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

We recommend that the developer considers the following, as part of the scheme:-

- Water management in the development, including, dealing with grey waters
- Use of sustainable forms of construction including recycling of materials
- Energy efficient buildings

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

Philip Carter
Planning Liaison Officer

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cc Mr Mike Wallis